

GENERAL PLAN UPDATE
RESOURCE CONSERVATION COMMISSION
and
ENVIRONMENT, OPEN SPACE & SUSTAINABLE DEVELOPMENT SUBCOMMITTEE
May 05, 2003
Ken Lee Building Conference Room

MINUTES

MEMBERS PRESENT: Doug Reid John Chavez
 Teresa Thomas Pamela Bensoussan
 Stanley Jasek Theresa Acerro
 Juan R Diaz

MEMBERS ABSENT Allison Rolfe, Laura Hunter, Frank Ohrmund, Michael Beck

MEMBERS EXCUSED Susan Fuller

STAFF PRESENT: Marilyn Pongeggi, Environmental Review Coordinator
 Paul Hellman, Environmental Projects Manager
 Mark Stephens, Principal Planner
 Mary Venables, Associate Planner
 Rabbia Phillip, Recording Secretary

1. **CALL TO ORDER** – The Chairman called the meeting to order at 6:15p.m. and the Recording Secretary took the roll call.
2. **APPROVAL OF MINUTES** –
After some discussion, the motion was carried to approve the minutes of April 14, 2003, without changes.
3. **PUBLIC COMMENT**
Chairman Reid invited comments from the public. There were none at this time.
Marilyn Pongeggi cautioned the group to be careful in articulating motions and not to talk over one another as it creates difficulty in transcribing of the minutes and may result in some important content being lost.
4. **INFORMATION ITEM - DRAFT AIR QUALITY IMPROVEMENT PLAN GUIDELINES**
Marilyn explained that this information item would have normally been presented to the RCC, but because it is closely related to the air quality baseline study that will be presented later in this meeting it is being presented to the Subcommittee.

Mary Venables presented the Draft Air Quality Improvement Plan (AQIP) Guidelines, which are scheduled to be taken to the Planning Commission and City Council for adoption. Mary explained the background of the adopted Chula Vista CO2 Reduction Plan and the existing requirement of major developments to prepare AQIPs. She described the AQIP Pilot Study, which consisted of the following three developments in the Eastern Territories: Eastlake III, Otay Ranch Village 6, and Otay Ranch Village II. Based on the outcome of the pilot study, staff has developed draft guidelines for the preparation of future AQIPs. The draft guidelines provide for the following two options to comply with the AQIP requirement: (1) participation in the City's Green Star Building Program or (2) demonstrating compliance with the AQIP standards by modeling their proposal with the CO2 Index Model. Mary explained the process associated with each option and explained the types of projects that are required to prepare AQIPs, including but not limited to residential developments of 50 or more units and non-residential developments with CO2 emissions equivalent to 50 or more residential units. Mary responded to the Subcommittee's questions about the guidelines.

5. GPU ENVIRONMENTAL BASELINE STUDIES

Charly Bull of RECON introduced himself and identified the GPU environmental baseline studies that were presented at the previous meeting and identified those that will be presented during this meeting: Air Quality, Noise, Archaeological Resources, and Natural Hazards/Geology.

Charly proceeded to present the Air Quality Baseline Study. He discussed state and federal air quality standards and described the status of local and regional compliance with these standards. He explained that in the existing General Plan air quality is addressed in the Public Facilities and Growth Management elements. He described planning issues and policy implications identified in the study that should be addressed through the GPU process.

Following the presentation of the Air Quality Baseline Study, the Chair solicited comments from the Subcommittee members, which staff recorded (see Attachment I).

Charly then proceeded to present the Noise Baseline Study. He began by providing a explanation of technical terms and concepts used throughout the study and then explained the results of a limited number of short-term and 24-hour noise measurements conducted as part of the study. He stated that the City's adopted General Plan does not contain noise/land use compatibility standards, which are common in General Plans. He explained the noise regulations contained in the City's Municipal Code and explained the difference between these standards and standards that are appropriate for inclusion in a General Plan.

Following the presentation of the Noise Baseline Study, the Chair solicited comments from the Subcommittee members, which staff recorded (see Attachment I).

Charly then proceeded to present the Archaeological Resources Baseline Study. He described the two basic types of archaeological resources, prehistoric and historic. He referred to areas of archaeological density on a map and it was asked of RECON to review the Southwestern College site. He noted that the adopted General Plan does not address archaeology and that it is not a mandatory issue to be addressed in a General Plan.

However, he described how the currently City evaluates potential impacts to archaeological resources associated with development projects in accordance with the California Environmental Quality Act.

Following the presentation of the Archaeological Resources Baseline Study, the Chair solicited comments from the Subcommittee members, which staff recorded (see Attachment I). The issue of historic buildings was discussed relative to this study; it was explained that this study addresses only archaeological resources which does not include historic buildings and that separate City efforts are underway to address this issue.

6. ADJOURNMENT

The Subcommittee agreed to adjourn at 8:10 p.m. and to postpone the remaining study on the agenda, Natural Hazards/Geology, to the next meeting scheduled on May 19th.

Recorded by,

Rabbia Phillip
Recording Secretary